



Dear Neighbor,

Today, I want to share with you some potential changes to the City's Unified Development Code (UDC) in place of the regular District 1 Newsletter.



On **Tuesday, October 2nd**, important new code changes will be presented and voted on by the Zoning Commission. These codes include the **amendments to the Infill Development Zoning (IDZ) Code** and two other codes in which IDZ has been used to fill the gaps in recent years. These code changes were initiated by a District 1 Council Consideration Request (CCR) which was written and filed in April of 2017. [You can read more about that CCR here.](#)

The graphic below outlines the proposed amendments. **I hope you will support these changes by emailing my office at District1@sanantonio.gov.** I encourage you to share this with residents across San Antonio as these policies have a citywide benefit.

Sincerely,

Roberto C. Treviño
City Councilman
District 1

Infill Development Zoning (IDZ) Code Update

"Helping residents & developers work together to improve San Antonio."

Infill Development:

- IDZ code will be broken into **3 categories**
- Each category will have different standards and application requirements **based on use and size of parcel.**
- Neighborhoods and applicants know what is expected up front, and **there are more clear building standards for IDZ**

Mixed Use:

- Allows **residential and commercial** uses to be built on one parcel
- Mixed-use developments are **becoming more popular**
- Mixed-use can provide **more walkable, sustainable environments**
- Provides **an alternative to IDZ** for communities and builders.

Residential 1 & 2:

- Currently there are many homes in the inner city that are incorrectly zoned. **The code to correct them does not exist**, making IDZ the only option for these communities.
- Usually, these homes are the small, cottage style communities like Ewald Street that are **around 100 years old.**
- Without the correct zoning, homeowners are **unable to pull permits to improve their properties.**
- We are hoping to **fill this gap with smaller residential zoning categories** that can be applied to these important communities.

Please contact District 1 at
(210) 207-0900 or via email at **District1@SanAntonio.gov**
if you have questions or would like to support these changes.

[Download Document](#)

